

RESOLUTION 2024-034

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING VISTA 2030; THE CITY OF SIERRA VISTA GENERAL DEVELOPMENT PLAN, APPROVING A CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP, LOCATED ON PARCEL 107-49-001H, AT 5420 E. DESERT SHADOWS DRIVE, AS SHOWN IN EXHIBIT A, FINDING THE REQUEST TO BE CONSISTENT WITH THE GENERAL PLAN AND THE STANDARDS SET FORTH BY ARTICLE 151.26 OF THE SIERRA VISTA DEVELOPMENT CODE AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, the provisions of A.R.S. 9-4622.0,C.1 and Article 151.26 of the City Code, permits uses on a conditional basis to be granted by the City; and

WHEREAS, in accordance with the provisions of Article 151.26 of the City Code, the applicant, Church San Pedro Evangelical Free S.V. aka New Hope Fellowship Church, has submitted a Conditional Use Permit application for a place of worship to be located within a Single Family Residence-36 zoning district; and

WHEREAS, Article 151.26 of the City Code requires that the Mayor and City Council to review all applications for Conditional Use Permits; and

WHEREAS, as required by Article 151.26 of the City Code, the Mayor and City Council held a public hearing on the application, after proper notice had been given; and

WHEREAS, the Mayor and City Council considered all of the facts of the application, including the recommendation of the Planning & Zoning Commission, and the comments of the citizens at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1

That the following goals and policies of VISTA 2030, the City of Sierra Vista General Plan are reaffirmed: Goal 1-1, provide ample opportunities for citizen participation.

SECTION 2

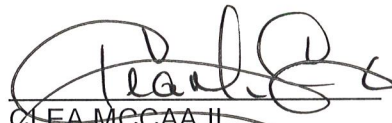
That the Conditional Use Permit allowing a place of worship located at 5420 E. Desert Shadows Drive, as shown in Exhibit A, be, and hereby is, approved with the following conditions:

1. *The expansion of the Sanctuary (auditorium) will be masonry construction with insulated furred-out walls for sound absorption and blocking.*
2. *There will be no doors or windows included in the proposed addition which could create sound "leaks".*
3. *Additional landscaping (trees) will be planted between the expansion and the neighborhood for further sound absorption. Trees shall be a minimum of 15 gallon and be identified on the City's Low Water/Drought Tolerant Plant List.*
4. *The new playground area will be in the middle of the property setback as far as practicably feasible from adjoining property lines.*

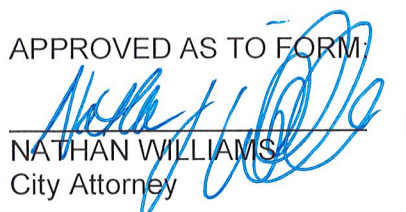
SECTION 3

The City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this Resolution.


PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 23RD DAY OF MAY, 2024.

  
CLEA MCCAA II  
Mayor

APPROVED AS TO FORM:

  
NATHAN WILLIAMS  
City Attorney

ATTEST:

  
JILL ADAMS  
City Clerk

PREPARED BY: Jeff Pregler  
Planner

RESOLUTION 2024-034  
PAGE TWO OF TWO

# EXHIBIT A

